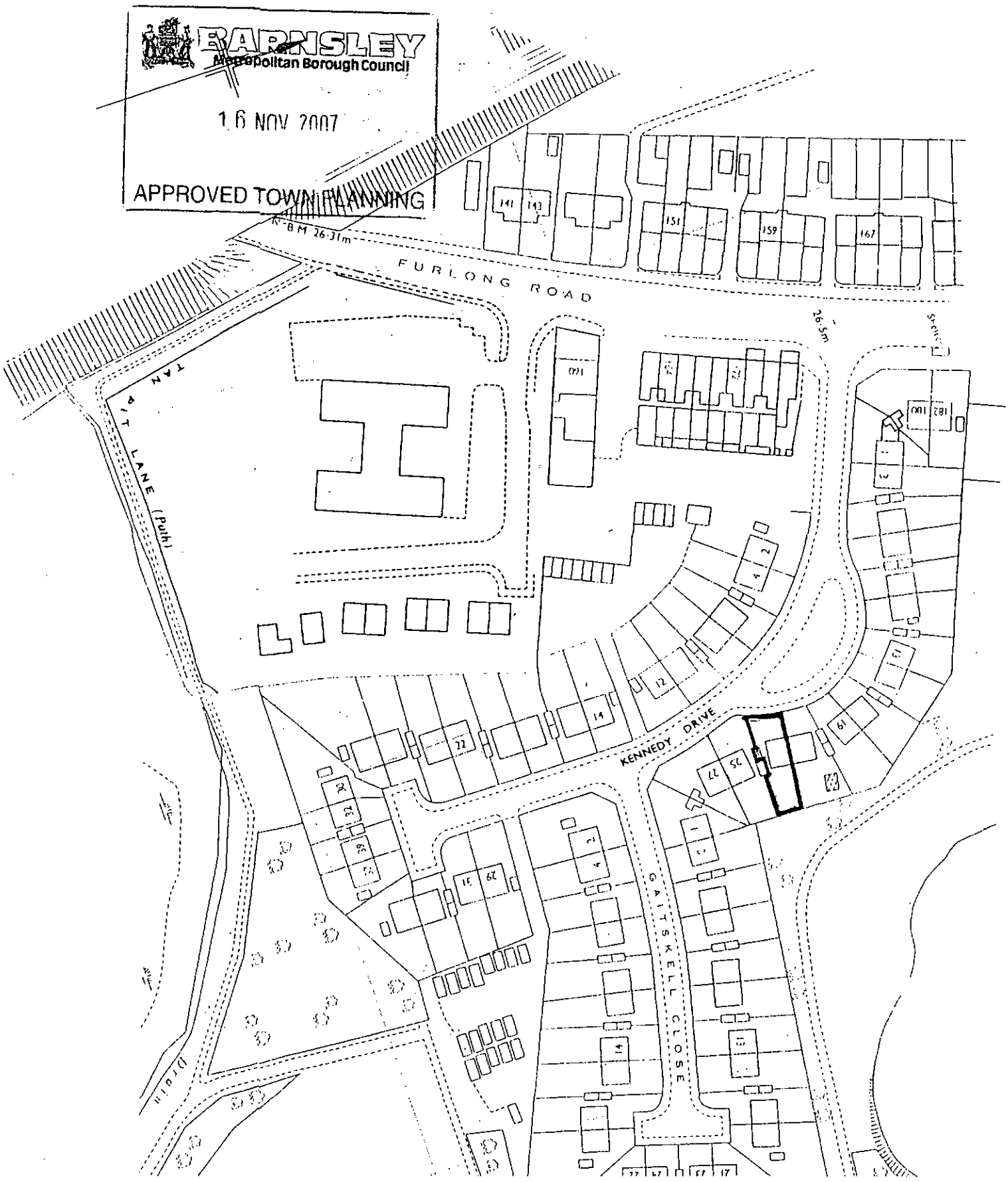
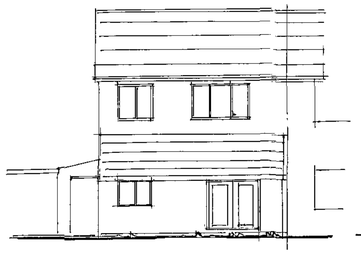
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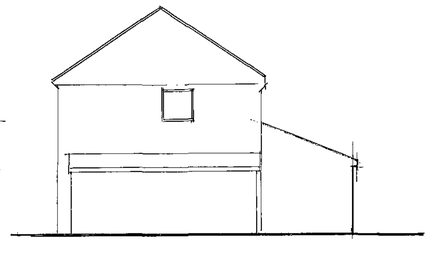
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ORDNANCE SURVEY PLAN REFERENCE	SE 4503	SECTION N	Scale 1/1250
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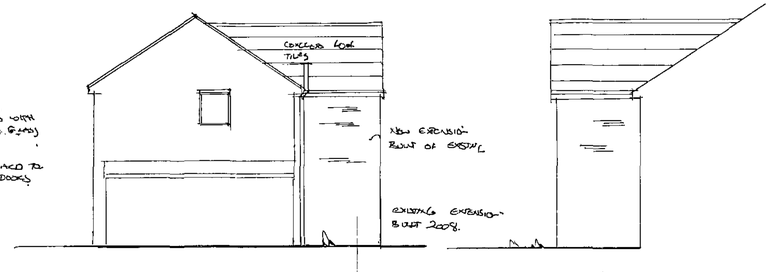
Existing Rear



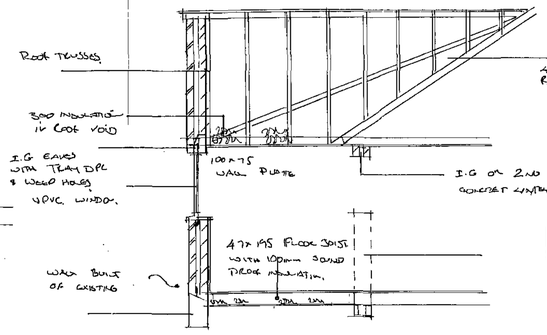
Existing Side



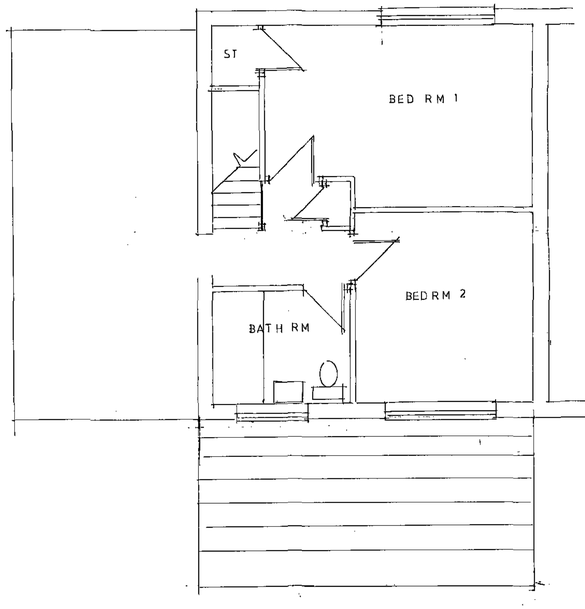
Proposed Sear



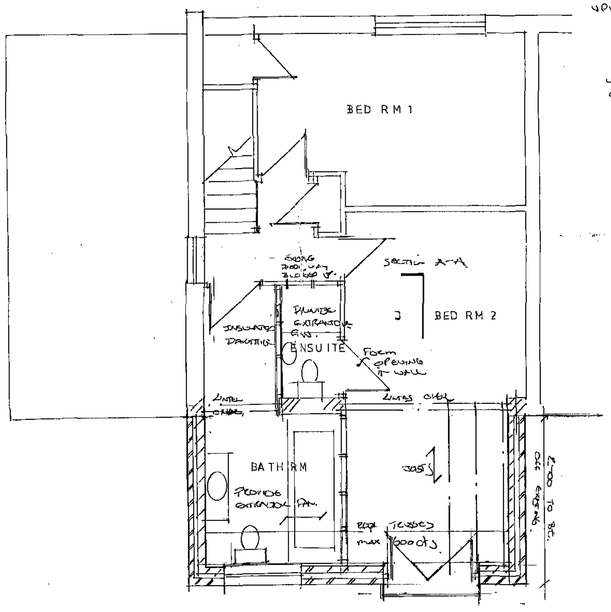
Proposed Side



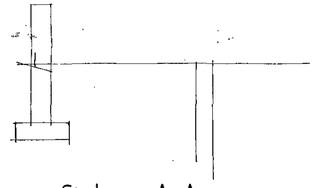
Proposed Side



Existing first floor plan



Proposed floor plan



Section A-A

Roof: Concrete roof tiles on 50x25mm s.w tantalised On breathable roofing felt, on designed roof trusses , detail and calculation for roof trusses to be Supplied by builder to building control prior to Commencement on site. First 3 trusses to be strapped to wall with mild steel straps at 1800 mm cts to ceiling joists. Noggins provided under Metal straps to prevent deflection. Ceiling under drawn with 15mm plasterboard
12mm external quality ply soffit or10mm PVC soffit boards & 25mm PVC fascia board, 100 x75mm wall plates Held down to wall at 600 cts with mild steel wall straps. Valley gutters formed with performed valley boards With code 6 lead valley lining .25mm min air gaps Continuous eaves vent fixed to so fits with insect mesh. Tray roof vent lay between rafters to trusses to give a 50 m Continuous airflow between insulation and trusses,

Ventilation: Windows to be no less than 1/10 of floor area and Opening to be 1/20 of floor area. Windows to have Trickle vent In window to give 8000mm² of ventilation. Eaves vents incorporated in so fits to give 25mm Continuous air gap. With insect mesh
Windows to be min clear opening of 450mm x760mm.
Windows to be double-glazed to match units with 16mm air gap & LOW E coating glazing to be toughened glass to patio doors

Provide mechanical extract fans with manual operation .Fan to bathroom and ensuite to be 15 litres/sec

First Floor: 19mm t&g boarding or resin bonded chipboard type 4 on sw 47x195mm @ 450mm cts or depth of joist to suit existing floor joists. Ceiling under drawn with 12.5mm plasterboard and skim, provide herringbone strutting to joist over 3m in span. Provide 30 x 5 mm mild steel restraint straps to floors above ground floor. Where walls are parallel to joist at max 1800cts provide noggins between joists as necessary. Joists to be doubled up to underside of partition bath & shower. Joist to be in filled with 1000mm sound proofing insulation over with a density of 10kg/m³

Walls: 102.5mm x75mm external bricks outer leaf, with 100mm Crown Dritherm (Knauf Insulation)cavity batts internal leaf13mm plasterboard and skim internal finish to achieve 0.30 w/mk Galvanised wall ties at 450mm vertical Cts, 750mm horizontal cts and at every block course to Reveals. DPC to all walls min 150mm above adjacent Ground level. Cavities closed at reveals with closure blocks and DAMCO Insulated vertical DPC. Walls to be built of existing extension

Internal wall: 75x50mm vertical studs@ 450 cts and 75x50mm horizontal studs at 600mmCts fixed to ceiling joists and floor with 12.5mm. Plasterboard and skim
to both sides.65mm Insulation between stud partition as sound insulation to all with 12.5 plasterboard & skim finish.

Insulation: Roof voids to have 300m rock wool insulation over ceiling joists to achieve 0.16w/m²k
External wall 100.mm insulation to 0.30w/m²k as wall Specific at SAP energy rating to be over 50.

Drainage: 40mm dia wastes to bath, sink and showers.32mm dia wastes to whb. All runs separate with 75mm deep resealing traps.
No connection to svp within 200mm above or below. 100mm dia svp, taken up 900mmabove highest opening and capped with Vermin proof cage.

Electrical: All work to be carried out by a competent person who is registered under the competent Self Certification Scheme, Part P OF Building Regulation. A competency person is a fully qualified electrician, ability to check circuit for safety and issue a minor works Certificate eg Self Certified "Competent Person" upon completion of the work carried out.
All electrical works to comply with current I.E.E Regulations, all fittings to be earthed to this requirement. Electric sockets/switch to be max 1200mm/min450@ Ground floor

Lintels: Lintels by I.G external walls to have L.I/E 100 EAVES Lintels, to be of standard Manufacture, correct depth in relation to span and loading.
Lintels to cavity wall external Openings to have tray dpc over and stop ends and weep holes at either side of lintel.
Form new opening at first floor to be I.G eaves lintel to carry existing Roof or 2 no concrete lintels.

DO NOT SCALE OFF THIS DRAWING

Rev

Client : **MISS T BURROWS**

Project: **PROPOSED EXTENSION OVER EIXSTING EXTENSION TO REAR OF NO 23 KENNEDY DRIVE GOLDTHORPE S63 9PX**

Title : EXISTING & PROPOSED PLANS

0 Scale : **1:100 , 1:50**

Date **JAN 1**

Drawing no: KG B02 rev

Drawn by